

BEAVER CREEK

Industrial Park TM

112 EAST BEAVER CREEK ROAD
RICHMOND HILL, ON



FOR LEASE | IMMEDIATE OCCUPANCY

New Industrial Development
in the heart of Richmond Hill

CF Cadillac
Fairview

Hopewell[®]
DEVELOPMENT

Colliers

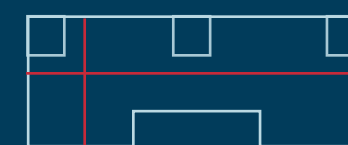
Welcome to Beaver Creek Industrial Park™



PROUDLY PURSUING
LEED
CERTIFICATION

Beaver Creek Industrial Park™ presents a cutting-edge industrial development situated in an established hub in Richmond Hill. Offering 132,132 SF of modern industrial space, it boasts best-in-class features tailored to optimize the efficiency and functionality of your business operations.

PROJECT FEATURES



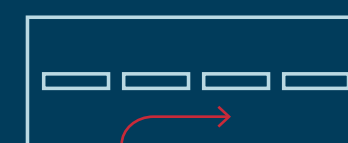
132,132 SF
(DEMISABLE TO 69,825 SF
/62,307 SF UNITS)



**36'
CEILING HEIGHT**



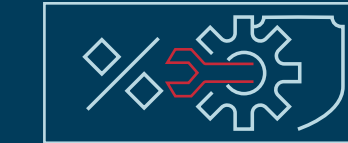
**\$19.00 PSF
ASKING NET RENT**



**MINUTES TO
HIGHWAYS 404 & 407**

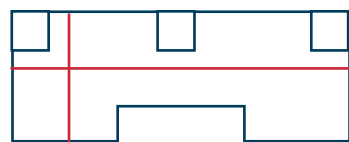
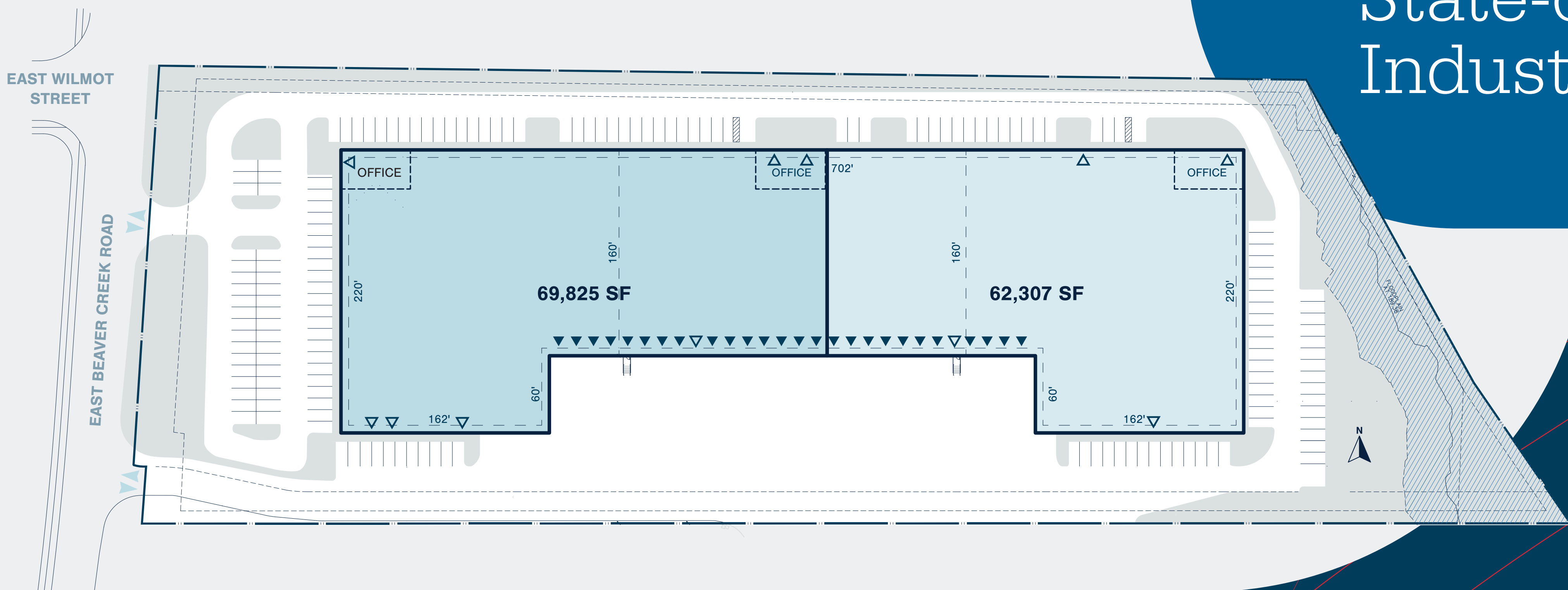


**IMMEDIATE
OCCUPANCY**

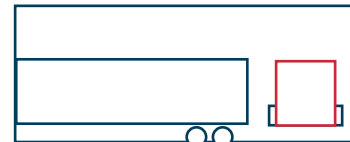


**\$4.93 PSF
TMI**

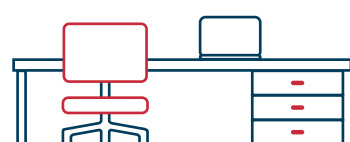
Discover Your State-of-the-Art Industrial Space



132,132 SF
DEMISABLE TO 69,825 /
62,307 SF UNITS



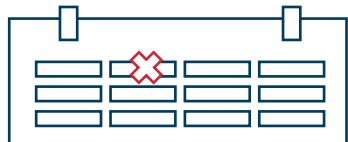
SHIPPING DOORS
26 TRUCK LEVEL
1 DRIVE-IN



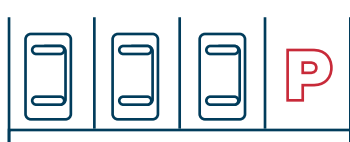
OFFICE
5% OR TO SUIT



CLEAR HEIGHT
36'



**IMMEDIATE
OCCUPANCY**



PARKING
170 STALLS
(INCL. 20 EV STALLS)



BAY SIZES
50' X 54'
STAGING BAY
60'



POWER
2,000 AMPS
347/600 VOLTS



Location Overview

A coveted last mile location.



**4 Minutes
to Highway
Interchanges**

Located strategically on an 8-acre site in Richmond Hill, Beaver Creek Industrial Park™ is positioned adjacent to 400-series highways, providing efficient access via multiple routes throughout the GTA.

**DRIVE
TIMES**

25 MIN
TORONTO

30 MIN
PEARSON AIRPORT

Labour Pool

Richmond Hill, a diverse and growing community within the Greater Toronto Area (GTA), boasts a well-educated and skilled workforce. The city's economy reflects this diversity, encompassing thriving sectors such as technology, finance, healthcare, and manufacturing.



ECONOMIC
HIGHLIGHTS

LABOUR FORCE AND INCOME

Source: 2021 Statistics Canada Census Data

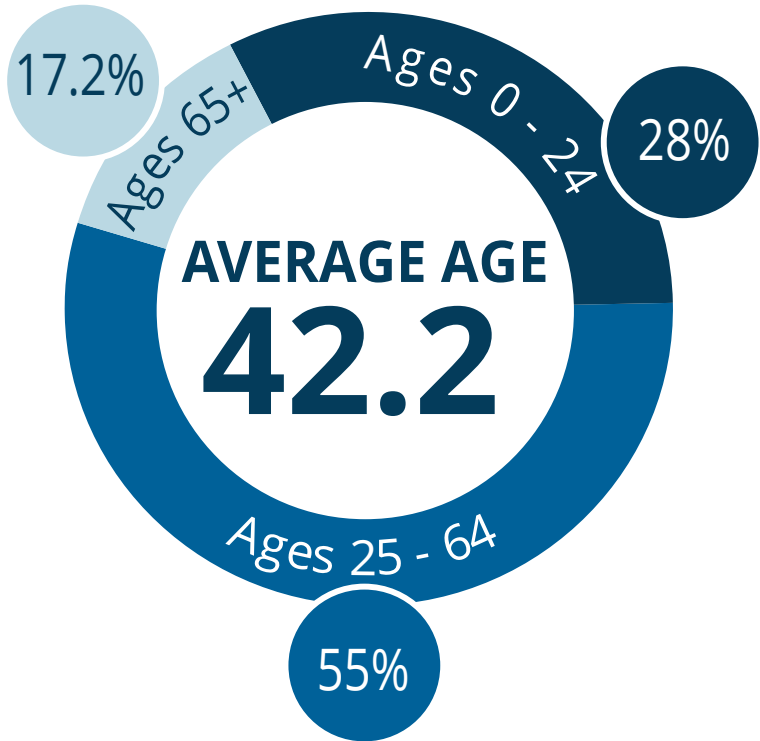
Population with
Post-secondary Education

79.0%

Median Household
Income

\$102,000

Richmond Hill



RESIDENTS BY OCCUPATION TYPE | POPULATION WITHIN 10KM: 988,929

Source: 2021 Statistics Canada Census Data



Amenities



WITHIN 3KM OF 112 EAST BEAVER CREEK ROAD

4
SHOPPING
MALLS

99
CAFES &
RESTAURANTS

8
GAS
STATIONS

32
BUSINESS
SERVICES

Corporate Neighbours

Surrounded by a thriving community and a diverse range of multi-national companies



20 LARGEST EMPLOYERS IN RICHMOND HILL

1	Mackenzie Health	11	La Rocca
2	Apotex	12	Alphabroder
3	Compugen	13	Paymentus
4	Amico	14	Johnson Controls
5	Staples	15	Mazda
6	OpenText	16	Olympus
7	Multimatic	17	Aecom
8	Magna	18	LevelWear
9	Johnson	19	Canada Computers & Electronics
10	BMW	20	Applanix



Project Team



Cadillac Fairview is one of the largest owners, operators, investors and developers of best-in-class office, retail, multi-family residential, industrial and mixed-use properties in North America.

cadillacfairview.com



Headquartered in Calgary with offices in Toronto and Phoenix, **Hopewell Development LP** (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

hopewelldevelopment.com



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collierscanada.com

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beavercreekindustrialpark.com

CONTACT

Newton Leung

Senior Vice President
Sales Representative
+1 416 318 8056
Newton.Leung@colliers.com

Colin Alves, SIOR

Vice Chairman
Sales Representative
+1 416 564 2500
Colin.Alves@colliers.com

Graham Meader

Vice Chairman
Sales Representative
+1 416 578 8250
Graham.Meader@colliers.com

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